

**NO TRANSFER
TAX PAID**

WARRANTY DEED

Received Kennebec SS.
06/19/2009 9:02AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

Jude P. Irza of San Diego, California, for good and valuable consideration, grants to JNL Properties East, LLC, a Maine limited liability company, with **WARRANTY COVENANTS**, the land in Waterville, County of Kennebec and State of Maine, following described real property, commonly known as 119 Drummond Avenue, ~~Waterville~~, Maine, and legally described in Exhibit "A" attached hereto and made a part hereof.

48-67-13

Date: May 29, 2009

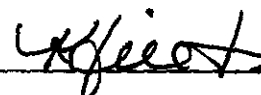

Jude P. Irza

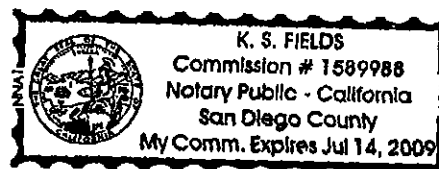
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

On May 29, 2009 before me, KS Fields, a Notary Public, personally appeared Jude P. Irza, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



@ Wage Law

EXHIBIT "A"

The land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Units 1 through 4 of the building known as 119 Drummond Avenue, Waterville, Maine (being all the units at 119 Drummond Avenue) each unit consisting of a living room, kitchen and dining area, two bedrooms, a bathroom, hallway, outside parking stall and related fixtures and accessories, which units are more fully described in Section IV of the Declaration of Condominiums of Colonial Village Apartments recorded November 17, 1978 in Kennebec Registry of Deeds Book 2164, Page 316 and also described in certain Plans of Colonial Village Apartments recorded November 17, 1978 in Kennebec Registry of Deeds File #E78259 and File #E78260, to which reference may be had for a more particular description together with a four-fourths (4/4) equal and undivided portion of the limited common areas (of Building known as 119 Drummond Avenue) and a one-fifth equal and undivided portion of the common areas as defined in Section V of the Amendment to Declaration of Condominium & By-Laws of Colonial Village Apartments dated October 25, 1979 and recorded in Kennebec Registry of Deeds Book 2262, Page 41, and also a one-fifth equal and undivided fee in a certain parcel of land situated in the City of Waterville, County of Kennebec, State of Maine, Bounded and described as follows:

Commencing on the southeasterly line of Drummond Avenue in the southerly line of Greenwood Street; thence running S 28° 42' 18" E along the southerly line of Greenwood Street 138.30 feet, more or less, to the westerly line of Deer Park Street, so called; thence running S 39° 41' 00" W along the northwesterly line of Deer Park Street 576.17 feet, more or less, to northeasterly line of a right of way; thence running N 27° 27' 59" W along said right way and along Mitchell Street, so called, a private way, 363.61 feet, more or less, to the southeasterly line of Drummond Avenue; thence running in a northeasterly line along Drummond Avenue 527.97 feet, more or less, to the point of beginning.

Colonial Village Apartments and the Units Conveyed herein are governed by the above referenced Declaration of Condominium and the By-Laws of Colonial Village Apartments Association, which By-Laws, are recorded in Kennebec Registry of Deeds Book 2164, Page 316, as amended in Book 2262, Page 41 dated October 25, 1979; as amended in Book 3177, Page 283 dated June 12, 1987; as amended in Book 7123, Page 317 dated October 28, 2002; and to the conditions noted therein and to such state of facts shown on plats and plans referenced herein.

Being the same premises conveyed by Kenneth H. Poulin to Scott H. Oliver by deed dated December 27, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6373, Page 312.